



GOOD HOPE NEIGHBORHOOD RECREATION CENTER

COMMUNITY MEETING 02 - JAN 28, 2015



Google earth



AGENDA

COMMUNITY MEETING 02
JAN 28, 2015

1. Welcome and Introduction
2. Design Presentation
3. Response to Community issues raised in May Community Meeting
4. Construction Phasing
5. Design and Construction Schedule
6. Questions/Comments from the public



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01.1 WELCOME AND INTRODUCTIONS

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- Eastern Montgomery Regional Services Center
- Montgomery County Department of Recreation
- Montgomery County Department of General Services
- Montgomery Parks
- Sorg Architects



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01.2 PROJECT DESCRIPTION

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- Demolish existing building and new construction.
- Construct new neighborhood recreation center including park improvements.
- A key constraint is the limit on impervious site area, due to the Paint Branch Special Protection Area, resulting in expansion requirement that does not exceed existing development.
- The new facility will be designed to conform to the Montgomery County Manual for Planning, Design, and Construction of Sustainable Buildings, including meeting green building/ sustainability goals; and the Americans with Disabilities Act (ADA).
- The project will be designed to comply with Leadership in Energy and Environmental Design (LEED) guidelines for LEED Silver certification.
- The project is currently in the design phase.



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02 DESIGN CONCEPTS

- 02.1 SITE OVERVIEW
- 02.2 SITE OPTIONS REVIEW
- 02.3 PARK PLAN
- 02.4 NEW PLAYGROUND
- 02.5 SITE PLAN
- 02.6 FLOOR PLAN
- 02.7 RENDERING
- 02.8 PRECEDENT IMAGES



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02.1 SITE OVERVIEW

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LOCATION:
Good Hope Local Park

PROPERTY SIZE: 13.19 Acres

SPECIAL PROTECTION AREA:
Upper Paint Branch SPA

SITE ACCESS:
Good Hope Road and Twig Road (Pedestrian Access)

PUBLIC TRANSPORTATION:
Ride-on Bus Route 39

PARKING:
68 Existing Spaces

- PROPERTY LINE
- BUS ROUTE
- VEHICLE ACCESS ROADS
- PEDESTRIAN WALKWAYS

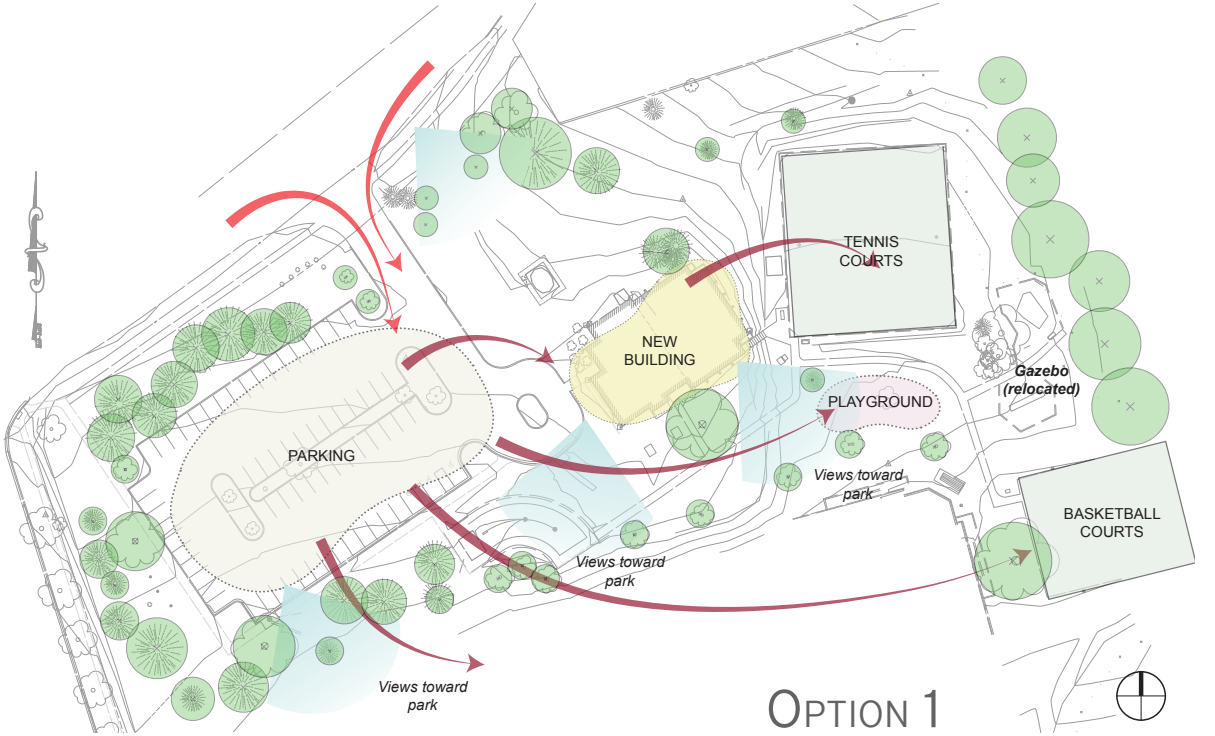


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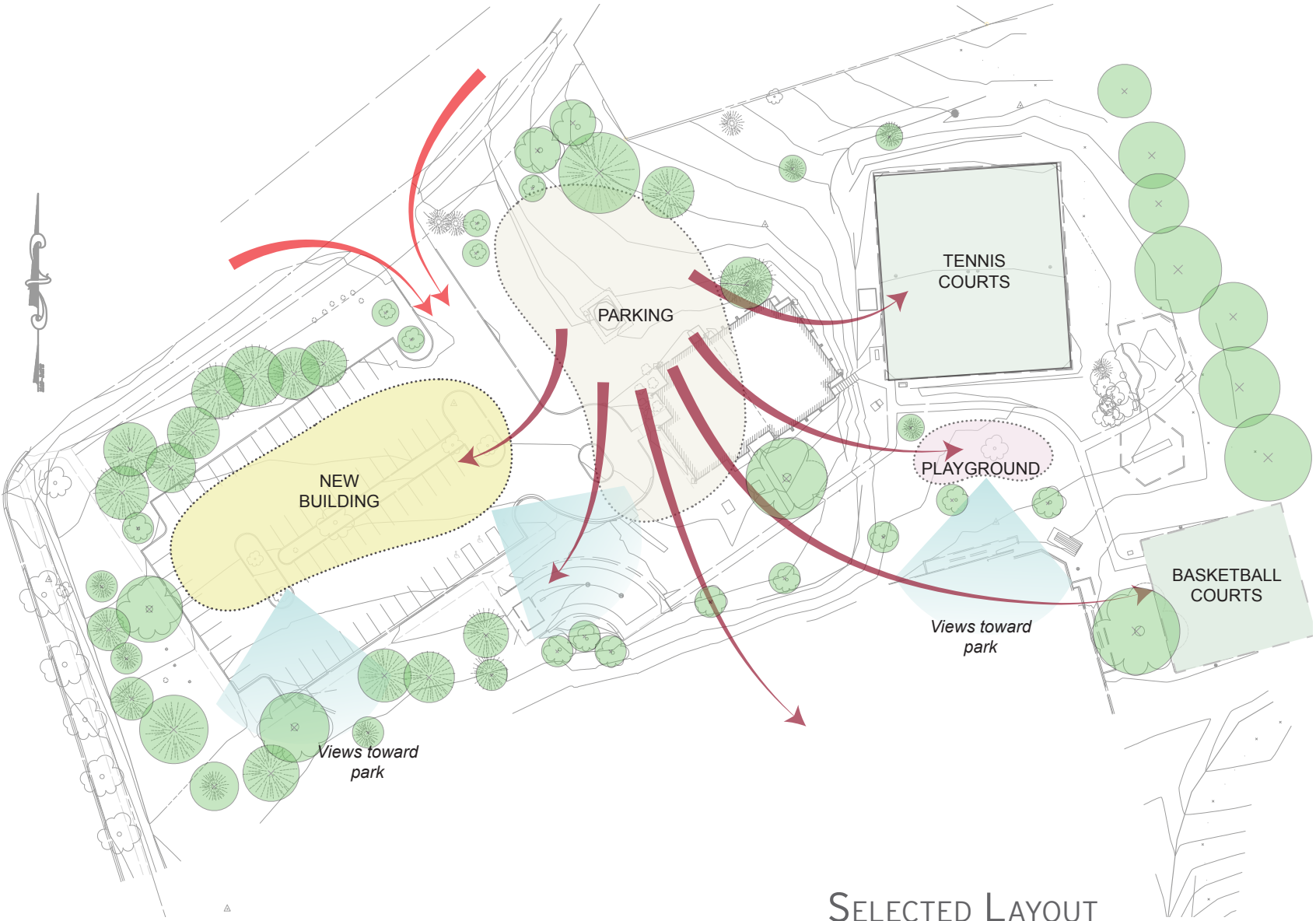


02.2 SITE OPTIONS REVIEW

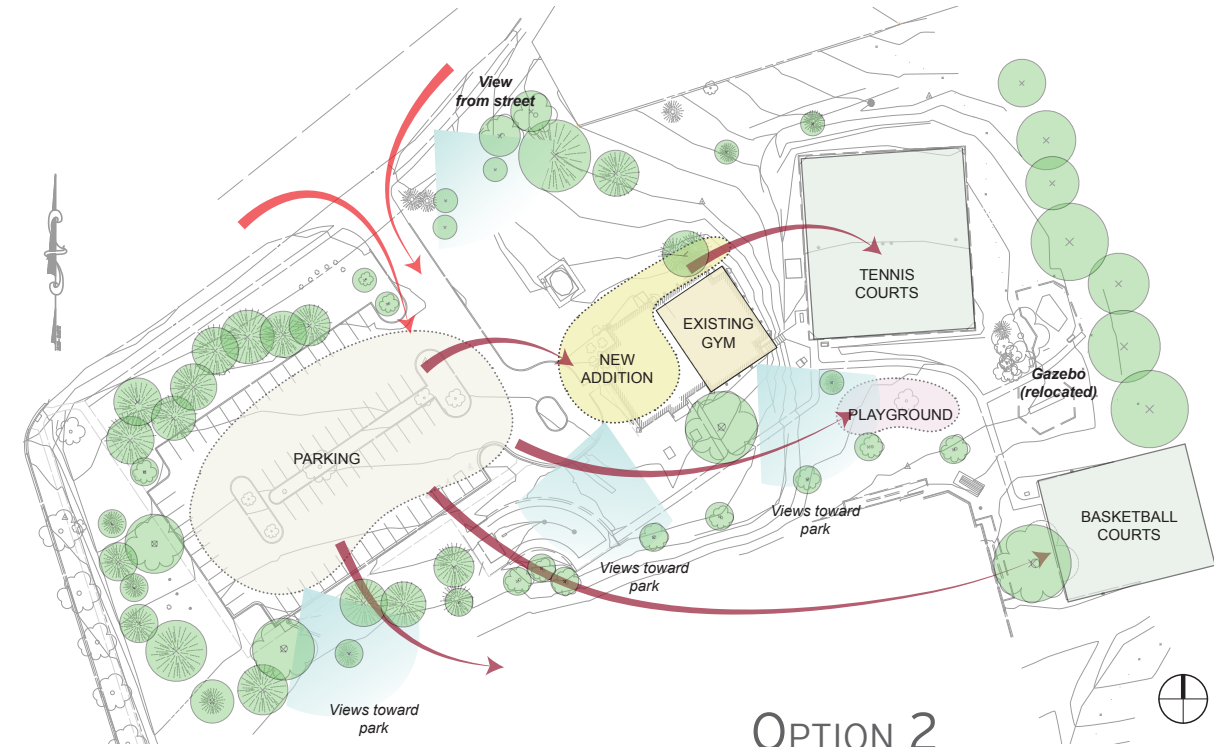
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OPTION 1



SELECTED LAYOUT



OPTION 2

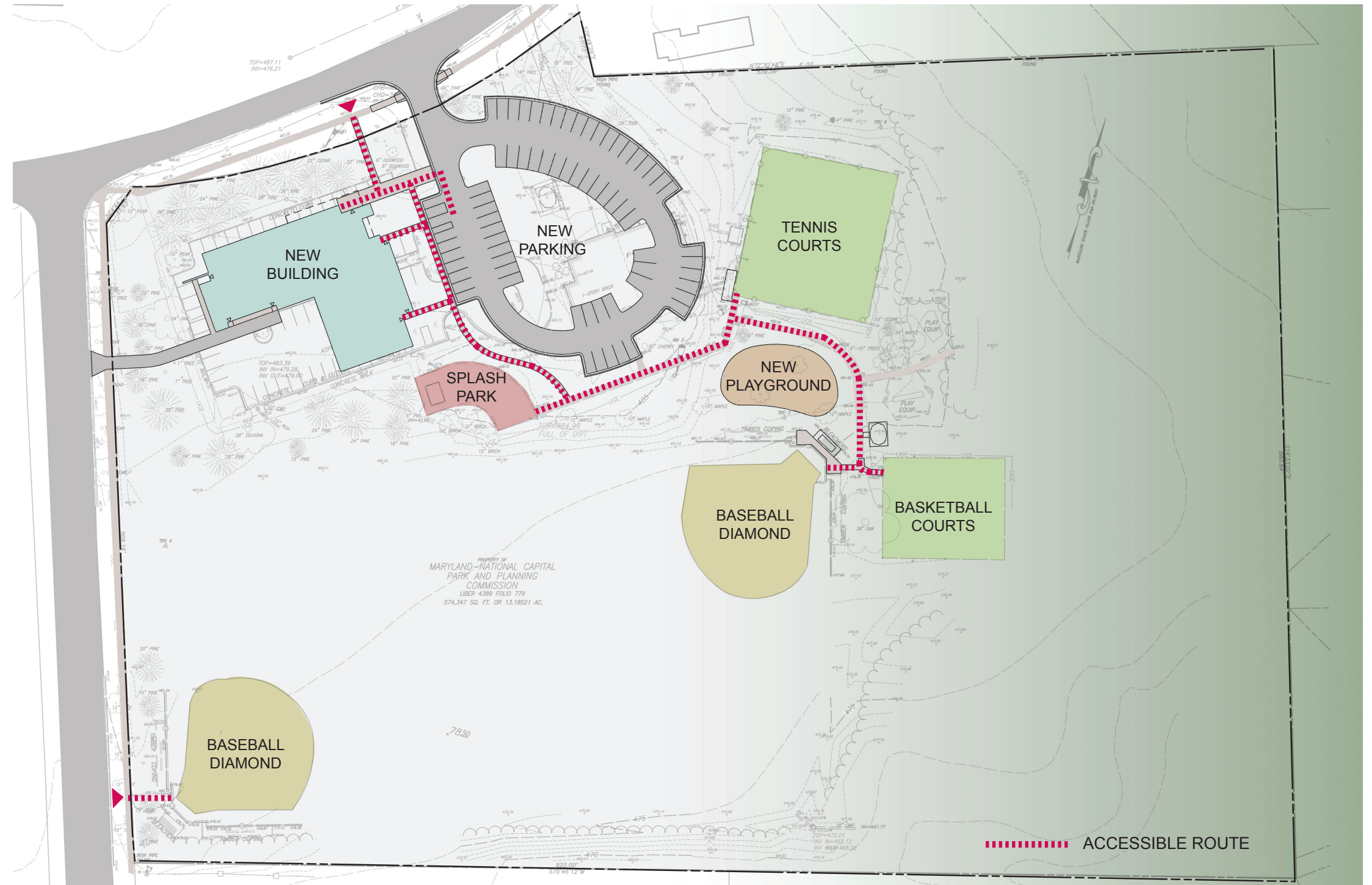


02.3 PARK PLAN

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PARK IMPROVEMENTS

- New Parking - Existing parking to be replaced with new parking area.
- Accessibility (ADA) - New and refurbished walkways are proposed to connect existing infields, courts, splashpark, and playground to accessible routes.
- Playground - Existing playground will be replaced and relocated. Playground to meet accessibility requirements.
- Stormwater Management - As part of this project, new and existing site features will be managed to meet the most current County and State stormwater management requirements.

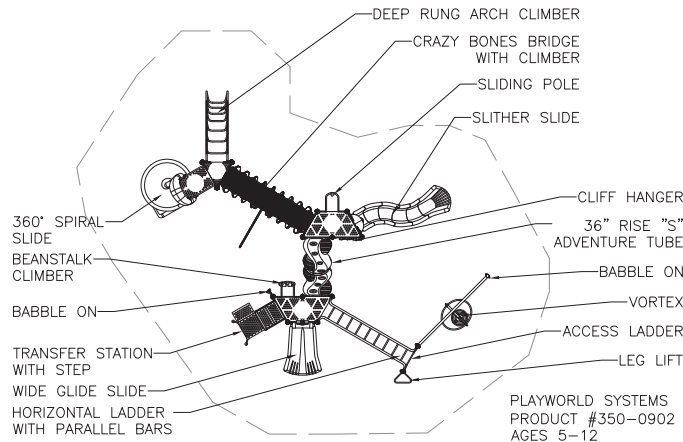


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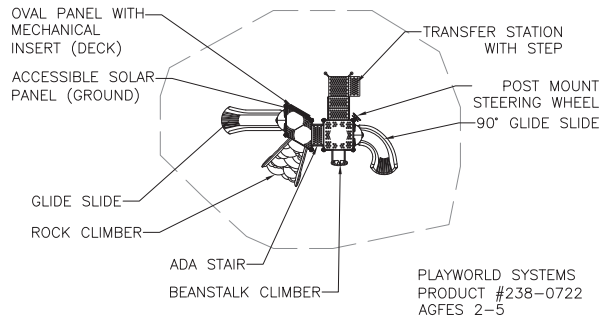




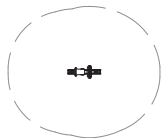
1 CHANGERS COMPOSITE STRUCTURE
Scale: 1/8"=1'-0"



2 EXPLORERS COMPOSITE STRUCTURE
Scale: 1/8"=1'-0"



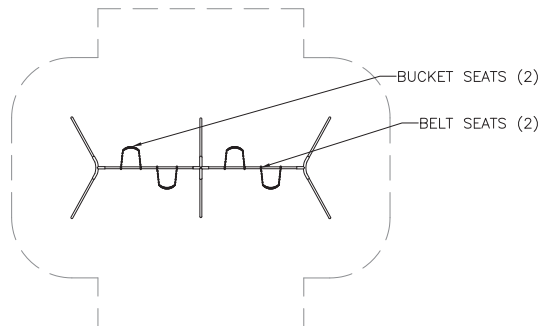
4 WAVE WINDER
Scale: 1/8"=1'-0"



PLAYWORLD SYSTEMS
PRODUCT #ZZXX0593
AGFES 2-5



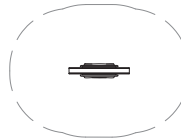
3 CLASSIC STANDARD SWINGS
Scale: 1/8"=1'-0"



PLAYWORLD SYSTEMS
PRODUCT #S8-4
AGFES 2-12



5 REVO
Scale: 1/8"=1'-0"



PLAYWORLD SYSTEMS
PRODUCT #ZZXX0081
AGFES 5-12



02.5 SITE PLAN

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- Existing Building Size- 6,305 SF
- New Building Footprint- 13,136 SF
- Max. Impervious Site Cover- 13.18%
- 70 New Parking Spaces



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02.6 FLOOR PLAN

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02.8A PRECEDENT IMAGES

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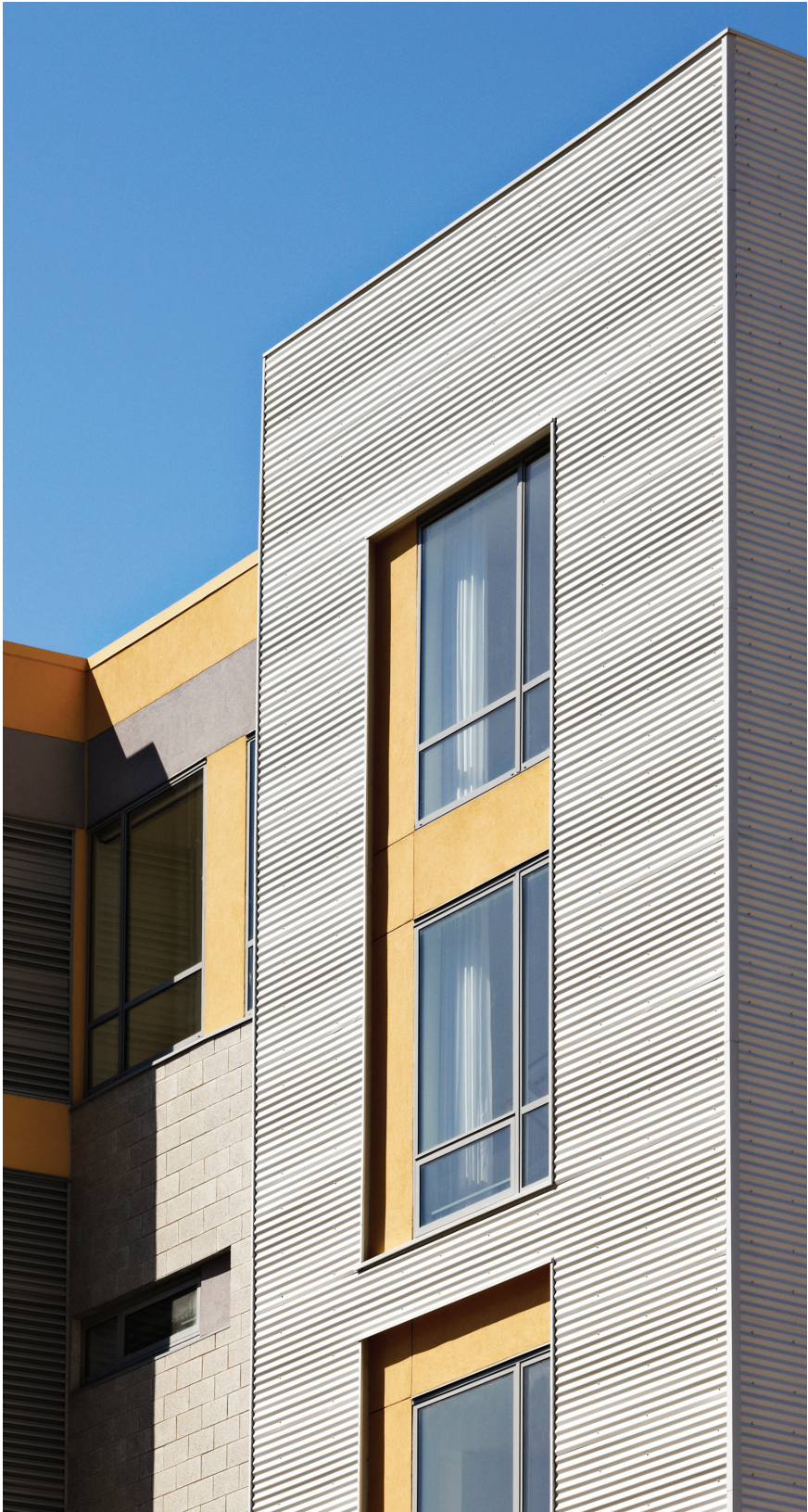


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02.8B PRECEDENT IMAGES

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03 COMMUNITY INPUT



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COMMUNITY QUESTION	TEAM RESPONSE
<ul style="list-style-type: none">• Resident views from Twig Road.	<ul style="list-style-type: none">• Building Views Developed• Landscaping• Service Functions
COMMUNITY QUESTION	TEAM RESPONSE
<ul style="list-style-type: none">• Resident attendee asked if any coordination with HOA's have taken place.	<ul style="list-style-type: none">• HOA's, Community Associations and Organizations have been notified of Community Meetings and invited to participate.



COMMUNITY QUESTION

- Resident asked for clarification regarding the computer room and how it would be used. It was suggested that programs also be considered for after-school and seniors activities.

TEAM RESPONSE

- Rec program intent is for a multi-use space to accommodate various activities. Mobile units will be provided to allow for computer/ gaming activities.

COMMUNITY QUESTION

- Resident raised the point that due to the proximity of other Rec Centers nearby providing typical recreational activities that considerations be made for specialized or unique programs at the Good Hope Center. Suggestions included a wrestling program, boxing, and indoor soccer.

TEAM RESPONSE

- Design with multi use spaces and Gym that allow for various activity types which can be coordinated with the Center Director. The facility will emphasize therapeutic recreation as a Center focus.



COMMUNITY QUESTION	TEAM RESPONSE
<ul style="list-style-type: none">• Access to the Park and existing facility during construction.	<ul style="list-style-type: none">• Access is under review however the intent is to continue operations to the extent feasible. Staged construction will be implemented.
COMMUNITY QUESTION	TEAM RESPONSE
<ul style="list-style-type: none">• Resident asked that considerations be made for local residents that have limited access to transportation. A variety of programs for various age groups should be considered.	<ul style="list-style-type: none">• Various activities can be accommodated and can be coordinated with the Center Director.



COMMUNITY QUESTION	TEAM RESPONSE
<ul style="list-style-type: none">Nearby Daycare should be considered for coordination of children activities during the day.	<ul style="list-style-type: none">Current arrangement and access will continue for Daycare visitors.
COMMUNITY QUESTION	TEAM RESPONSE
<ul style="list-style-type: none">An outdoor running path was suggested.	<ul style="list-style-type: none">Due to SPA limitations, a continuous running path loop could not be considered without modifications to the existing program elements.



COMMUNITY QUESTION	TEAM RESPONSE
<ul style="list-style-type: none">Resident proposed Gym layout be usable for Futsal (indoor soccer).	<ul style="list-style-type: none">Futsal use within the Gym will be considered as design develops and special features are evaluated.
COMMUNITY QUESTION	TEAM RESPONSE
<ul style="list-style-type: none">Neighboring resident raised concerns about nearby flooding coming from the courts.	<ul style="list-style-type: none">Proposed stormwater improvements may address issue. Park Manager met onsite with residents during previous Community Meeting to discuss. All existing and new impervious areas will be treated.



COMMUNITY QUESTION	TEAM RESPONSE
<ul style="list-style-type: none">Concerns were raised regarding the four-way stop at Twig and Good Hope Road. Residents asked about the possibility of providing a traffic signal light.	<ul style="list-style-type: none">Community may address the issue with County Department of Transportation, Division of Traffic Engineering and Operations.



04 PHASING AND SCHEDULE

- 04.1 CONSTRUCTION PHASE - STAGE 1
- 04.2 CONSTRUCTION PHASE - STAGE 2
- 04.3 SCHEDULE

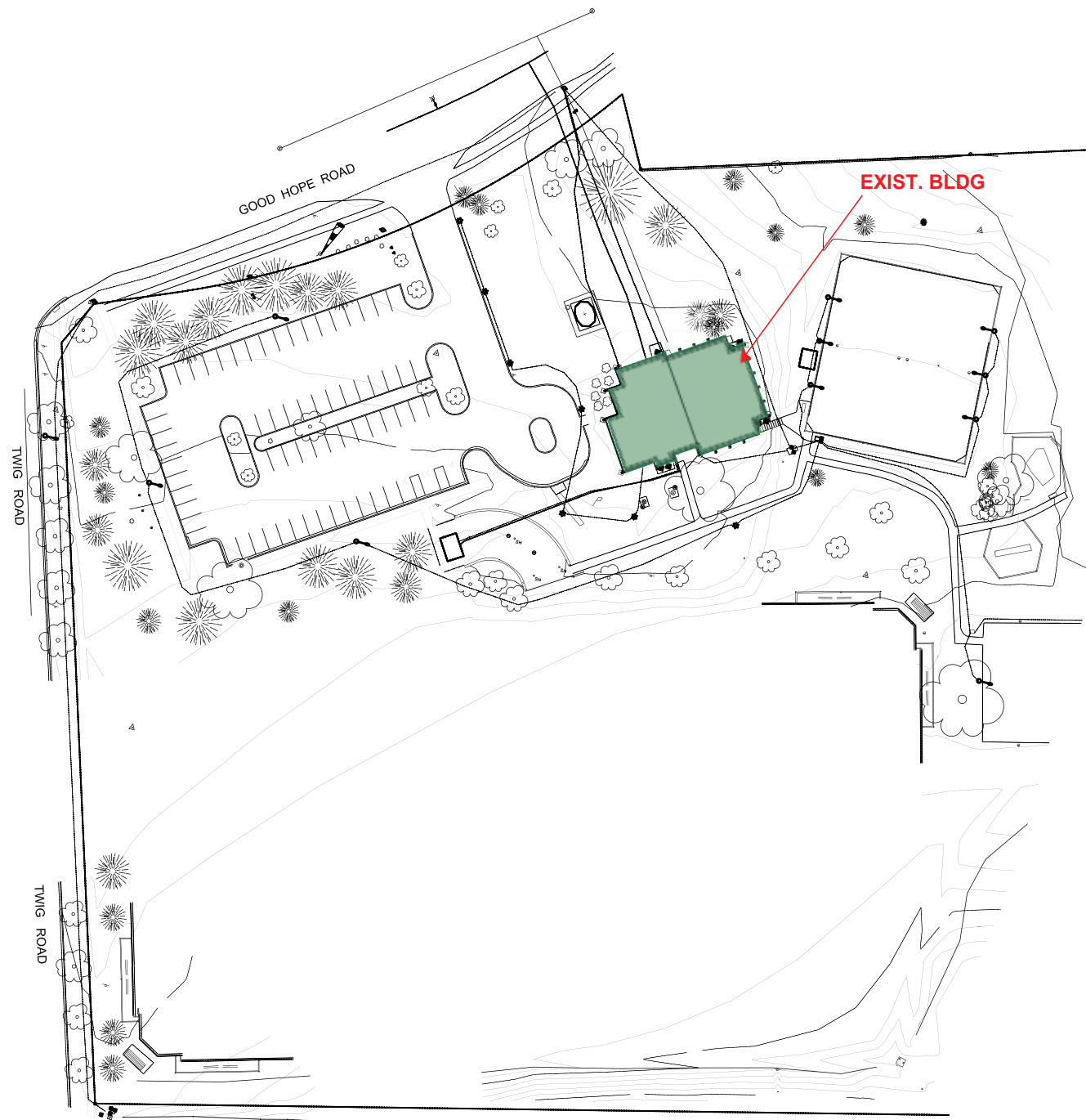


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04.1 CONSTRUCTION PHASE - STAGE 1

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STAGE 1

- Rec Center Closed
- Pre-Demolition Activities
- Permitting (DPS)
- 6 Month Duration (Fall 2015)
- Splashpark Closed
- Park Open
- Parking Open for Park Access

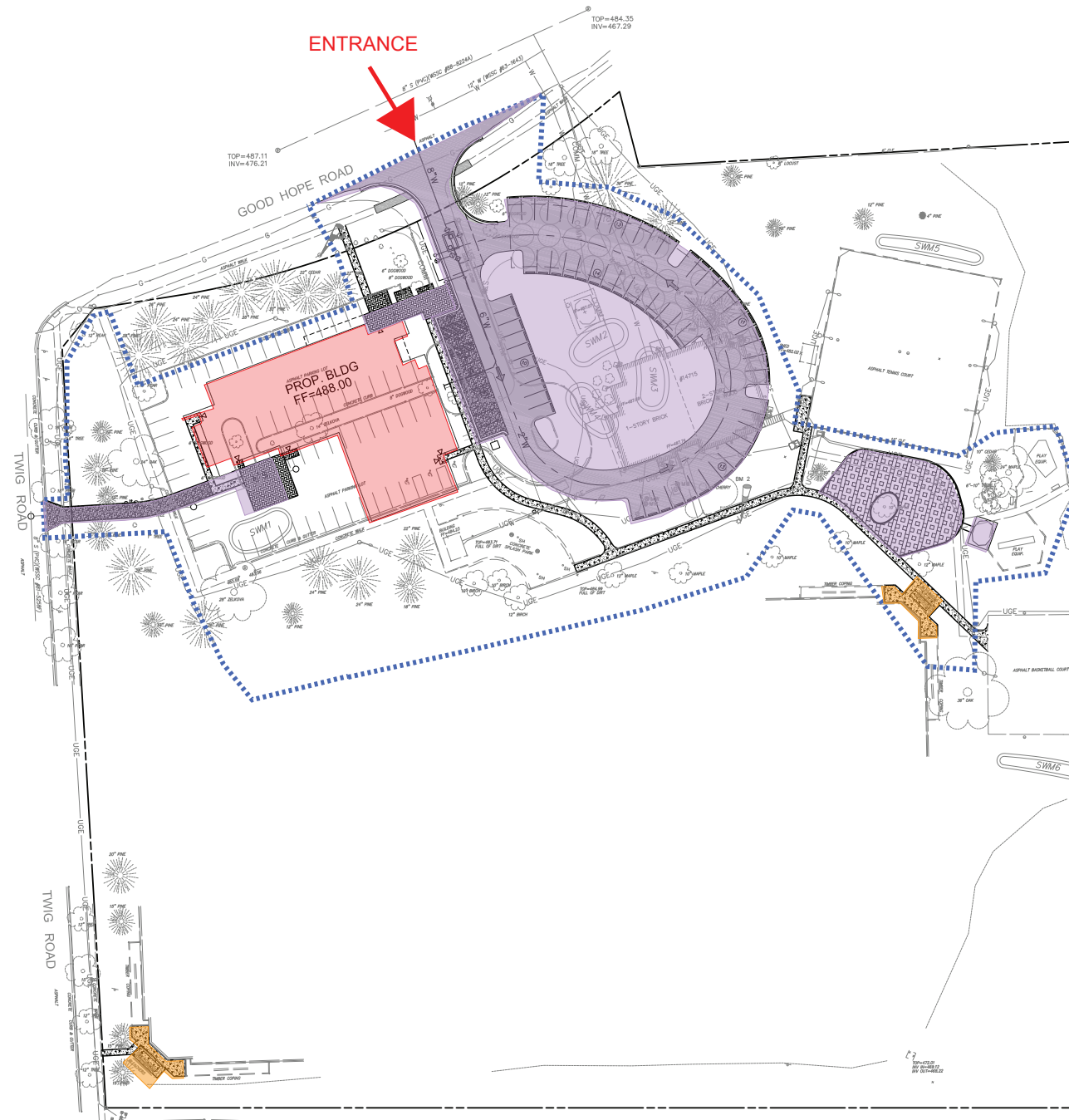


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04.2 CONSTRUCTION PHASING - STAGE 2

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STAGE 2

- Contractor Assumes Full Control of Construction Site
- Demolish Existing Rec Center and Parking
- Construction of New Facility and Site Work
- 18 Month Duration
- Fields to remain open.
- Basketball court to remain open.
- Periodic Closure of Tennis Courts.
- Splashpark Closed



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04.3 SCHEDULE, PROPOSED

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- Design and Permitting: Spring 2014 -Summer 2015
- Community meetings:
 - #1: May 2014
 - #2: January 2015
- Montgomery Planning Board (M-NCPPC) Mandatory Referral Hearing: February 2015
- Bid: Spring 2015 -Summer 2015
- Construction
 - Stage 1 - Decommission Existing Building: Fall 2015 (6 months)
 - Stage 2- Construction: Spring 2016 (18 months)
- New Building Opening: Fall 2017



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QUESTIONS?



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